

006.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

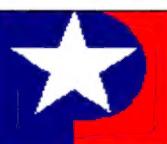
CARD ARLINGTON

Total Card / Total Parcel

1,020,800 / 1,020,800

USE VALUE: 1,020,800 / 1,020,800

ASSESSED: 1,020,800 / 1,020,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11-13		NEWCOMB ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BURKE ADAM T & JENNIFER A/TRS	
Owner 2: ADAM T BURKE LIVING TRUST	
Owner 3:	

Street 1: 13 NEWCOMB ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BURKE ADAM T & JENNIFER A/ TRS -

Owner 2: 11-13 NEWCOMB ST REALTY TRUST -

Street 1: 13 NEWCOMB ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1907, having primarily Wood Shingle Exterior and 2696 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
----------	-------------	----------	-------------	--------------------	-----------	-----------	-----------	------------	------------	-----	-------	-------------	-----------	--------	---	--------	---	--------	---	-----------------	-----------	---	-----------	--------	------	-----------	-------

104	Two Family		4000	Sq. Ft.	Site			0	80.	1.35	1									432,000						432,000	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4000.000	588,800		432,000	1,020,800		6040
							GIS Ref
							GIS Ref
							Insp Date
							10/21/17

Total Card: 0.092 588,800 432,000 1,020,800 Entered Lot Size

Total Parcel: 0.092 588,800 432,000 1,020,800 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 378.71 /Parcel: 378.71 Land Unit Type:

1635!

PRIOR ID # 1: 6040

PRIOR ID # 2:

PRIOR ID # 3:

PRIOR ID # 1:

PRIOR ID # 2:

PRIOR ID # 3:

PRIOR ID # 1:

PRIOR ID # 2:

PRIOR ID # 3:

ASR Map:

FACT DIST:

REVAL DIST:

YEAR:

LAND REASON:

BLD REASON:

CIVIL DISTRICT:

ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE ADAM T &	60787-562		12/20/2012	Convenience	100	No	No		
BURKE ADAM,	57118-270		7/11/2011	Convenience	1	No	No		
MELIA JOHN N &	41200-134		10/16/2003		509,500	No	No		
	19884-360		6/1/1989		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2009	382	Siding	26,350					
1/15/2008	73	Dormers	90,000		G9	GR FY09	RENO KIT BTH ATTIC	
4/28/2006	316	Dormers	15,000		G8	GR FY08		

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
12/6/2003	MLS	HC	Helen Chinal
9/24/1999	Mailer Sent		
9/24/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

